



GRASSROOTS
REALTY GROUP

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**601 2nd Street NW
Manning, Alberta**

MLS # A2245590

\$317,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Garden, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Slab, Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Price Reduced! Discover this air-conditioned, four-bedroom, three-bathroom family home that is perfectly located in a desirable area of Manning. It features a heated double-car garage, ample paved parking, and a fully fence yard-ideal for families and entertainers alike. The main floor offers a bright, functional layout with a warm and inviting kitchen, living room and dining area. You'll appreciate the hardwood flooring, stainless steel appliances, larger entryway, and rear access to the beautifully finished deck and backyard. Three bedrooms and two bathrooms are located on the main level, including a primary 3-piece ensuite and walk-in closet. The fully finished basement expands your living space with a spacious family room, a fourth bedroom, and an additional full bathroom. Past updates include vinyl plank flooring, upgraded appliances, painting mostly throughout and a newer backyard deck. This property combines comfort, style and an excellent location-making it the perfect place to call home.